



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Hull

City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

51 Harbor View Road

a. Street Address

Hull

b. City/Town

02045

c. Zip Code

Latitude and Longitude:

42.18265 N

70.54225 W

d. Latitude

e. Longitude

56

Lots: 28

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Thomas P.

a. First Name

Fitzgerald

b. Last Name

c. Organization

51 Harbor View Road

d. Street Address

Hull

MA

02045

e. City/Town

f. State

g. Zip Code

781-925-4000

tfitzgerald@conferencehotels.com

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Steven

a. First Name

Gioiosa

b. Last Name

Civil & Environmental Consultants, Inc.

c. Company

31 Bellows Road

d. Street Address

Raynham

MA

02767

e.

f. State

g. Zip Code

774-501-2176

sgioiosa@cecinc.com

h. Phone Number

i. Fax Number

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$110.00

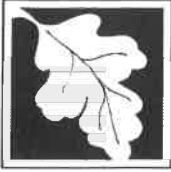
\$42.50

\$67.50

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The Applicant is proposing to complete a slope stabilization project for a portion of the northerly slope on the property utilizing several slope stabilization techniques as depicted on the site plan.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth

a. County

14021

c. Book

b. Certificate # (if registered land)

154

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____

square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____

b. square feet within 100 ft. _____

c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☐ Yes ☐ No

3. ☒ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your
document
transaction
number
(provided on your
receipt page)
with all
supplementary
information you
submit to the
Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input checked="" type="checkbox"/> Coastal Banks	70 1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. a. square feet of BVW _____ b. square feet of Salt Marsh _____	
5. <input type="checkbox"/> Project Involves Stream Crossings	a. number of new stream crossings _____ b. number of replacement stream crossings _____	



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

Online 2022 _____

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____

percentage/acreage

(b) outside Resource Area _____

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☒ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Hull

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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Slope Stabilization Plan

a. Plan Title

Civil & Environmental Consultants, Inc.

Steven D. Gioiosa, P.E.

b. Prepared By

c. Signed and Stamped by

November 11, 2022

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number 129

3. Check date Nov 14 2022

4. State Check Number 117

5. Check date DEC 1, 2022

6. Payor name on check: First Name Town Check - Thomas

7. Payor name on check: Last Name Town Check - Fitzgerald

STATE Check STEVEN

STATE Check GIOIOSA



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

Thomas P. Fitzgerald

2. Date

12.1.22

3. Signature of Property Owner (if different)

[Signature]

4. Date

12.1.22

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

51 Harbor View Road

a. Street Address

Hull

b. City/Town

\$42.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Thomas P.

a. First Name

Fitzgerald

b. Last Name

c. Organization

51 Harbor View Road

d. Mailing Address

Hull

e. City/Town

781-925-4000

h. Phone Number

i. Fax Number

MA

f. State

02045

g. Zip Code

tfitzgerald@conferencehotels.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1.a Work on Single Family	1	\$110.00	\$110.00

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	\$110.00
	a. Total Fee from Step 5
State share of filing Fee:	\$42.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	\$67.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



MEMORANDUM

Date: November 10, 2022

To: Conservation Commission
DEP Southeast Regional Office

Subject: Slope Stabilization Project
Notice of Intent Application
Assessors Map 56, Lots 28
Hull, MA

OWNER LIST

Lot 28

Thomas P. Fitzgerald
51 Harbor View Road
Hull, MA 02045

Deed Book 14021, Page 154

Unofficial Property Record Card - Hull, MA

General Property Data

Parcel ID 56-028
Prior Parcel ID --
Property Owner FITZGERALD THOMAS P

Mailing Address 51 HARBORVIEW RD

City HULL
Mailing State MA Zip 02045-0000
Parcel Zoning SFB

Account Number 56-028

Property Location 51 HARBOR VIEW RD
Property Use 1 FAMILY

Most Recent Sale Date 12/13/1995
Legal Reference 14021-154

Grantor FITZGERALD THOMAS P & JUDITH A

Sale Price 1

Land Area 0.398 acres

Current Property Assessment

Card 1 Value Building Value 546,600

Xtra Features 600
Value

Land Value 800,000

Total Value 1,347,200

Building Description

Building Style SPLIT ENT
of Living Units 1
Year Built 1965
Building Grade GOOD (-)
Building Condition Very Good
Finished Area (SF) 3739.19995
Number Rooms 10
of 3/4 Baths 0

Foundation Type CONCRETE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SH
Siding CLAPBOARD
Interior Walls DRYWALL
of Bedrooms 4
of 1/2 Baths 1

Flooring Type CARPET/LAMIN
Basement Floor CONCRETE
Heating Type FORCED H/W
Heating Fuel GAS
Air Conditioning 0%
of Bsmt Garages 2
of Full Baths 2
of Other Fixtures 2

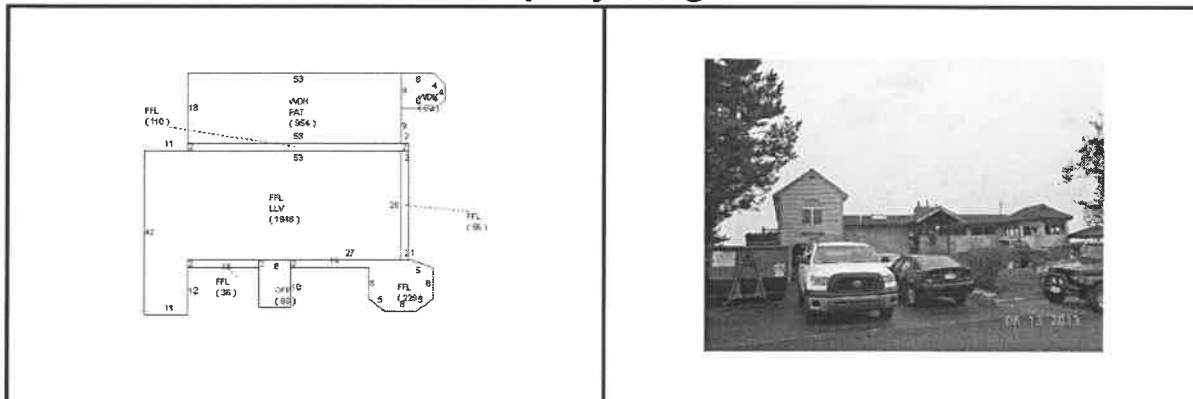
Legal Description

29 HARBORVIEW ESTATE & PG-697

Narrative Description of Property

This property contains 0.398 acres of land mainly classified as 1 FAMILY with a(n) SPLIT ENT style building, built about 1965, having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 10 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

(BOSTON
NORTH)



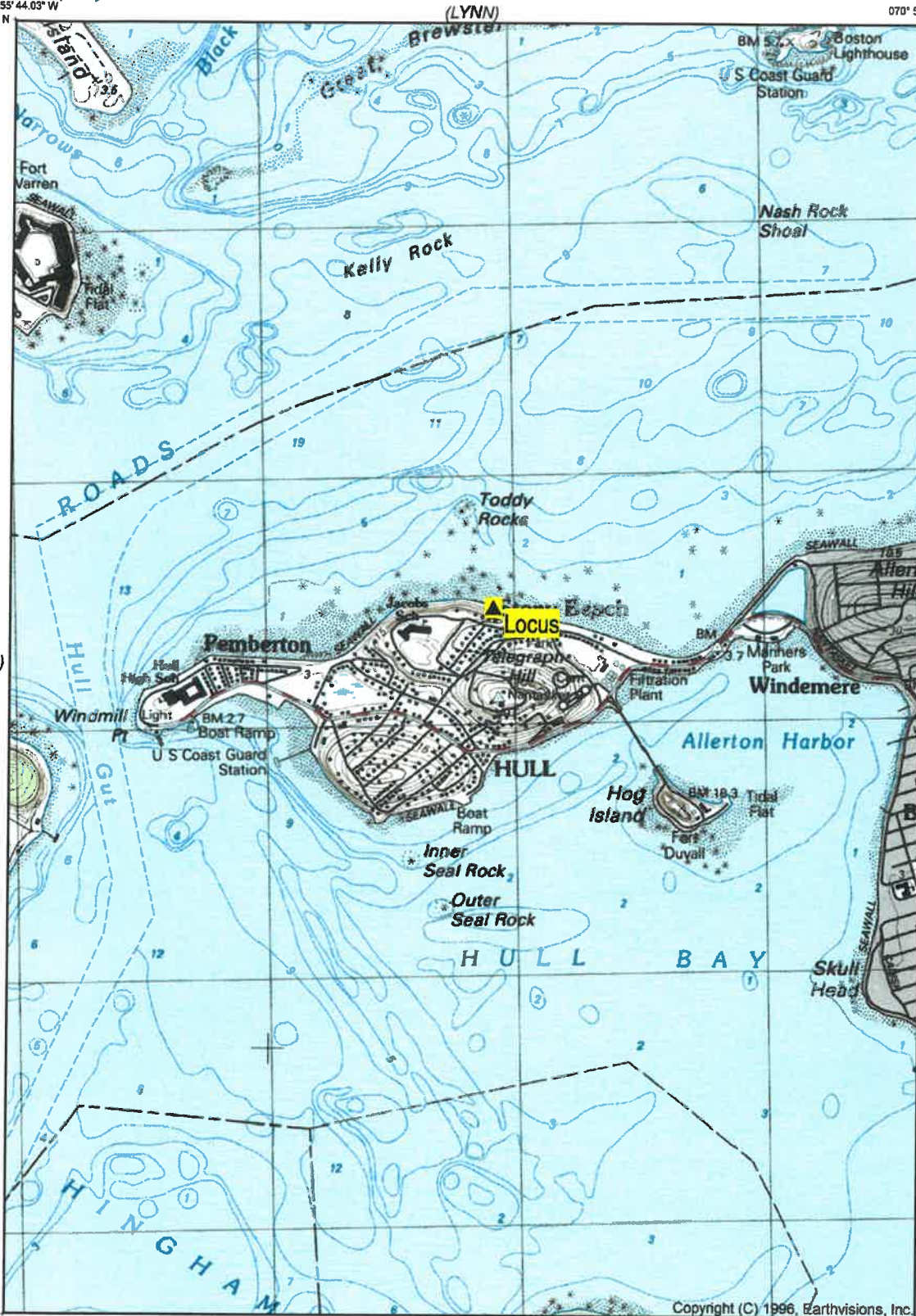
070° 55' 44.03" W
042° 19' 43.47" N

HULL (MA) QUADRANGLE
MASSACHUSETTS
TOPOGRAPHIC SERIES

(Unavailable)

070° 53' 04.09" W
042° 19' 43.47" N

(BOSTON SOUTH)



(Unavailable)

042° 16' 55.90" N
070° 55' 44.03" W

(NORWOOD)

Produced by MyTopo Terrain Navigator
Topography based on USGS 1:24,000
Maps

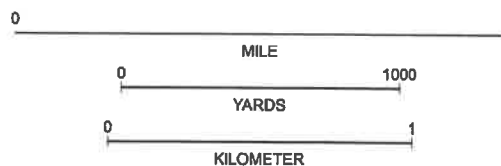
North American 1983 Datum (NAD83)
UNKNOWN Projection

To place on the predicted North American
1927 move the projection lines 11M N and
42M E

Declination



(WEYMOUTH)
SCALE 1:24000



CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM 1929

Printed: Fri Nov 11, 2022

070° 53' 04.09" W
042° 16' 55.90" N

(SCITUATE)

HULL (MA), MA
1984

National Flood Hazard Layer FIRMette



70°54'41"W 42°18'40"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

20.2

17.5

8

53

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/11/2022 at 1:01 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**Town of Hull
Assessors Office**

LIST OF ABUTTERS TO....

Parcel No.:

Owner:

Address:

53 HARBOR VIEW RD

December 1, 2022
8:56:09AM

Page 1

Abutter's Name	Parcel Location	Parcel No. Book - Page	Mailing Address
BROOKS LEE-ANNE & JASON R	12 CHRISTINE RD	56-015 49917-47	BROOKS LEE-ANNE & JASON R 12 CHRISTINE RD HULL, MA 02045
WHITE JOHN P & LINDA	11 CHRISTINE RD	56-027 56711-311	WHITE JOHN P & LINDA 11 CHRISTINE RD HULL, MA 02045-0000
BJORKMAN PHILIP J & SHARON	55 HARBOR VIEW RD	56-030 53816-57	BJORKMAN PHILIP J & SHARON 55 HARBOR VIEW RD HULL, MA 02045
DUCLOS STEPHEN C & CHRISTINE R	57 HARBOR VIEW RD	56-031 18352-160	DUCLOS STEPHEN C & CHRISTINE R 57 HARBOR VIEW ROAD HULL, MA 02045-0000
LIAO EDWARD	47 HARBOR VIEW RD	57-020 49102-316	LIAO EDWARD 47 HARBOR VIEW ROAD HULL, MA 02045
LENTINI E JOHN	49 HARBOR VIEW RD	57-021 10355-186	LENTINI E JOHN 49 HARBORVIEW RD HULL, MA 02045-0000
BEARDE BRIAN N & DEBORAH A	50 HARBOR VIEW RD	57-038 49874-10	BEARDE BRIAN N & DEBORAH A 50 HARBOR VIEW ROAD HULL, MA 02045
BRYAN J. STEVENS, TRUSTEE MARILYN R. STEVENS TRUST	53 Harbor View Rd	56-029 40750-71	BRYAN J. STEVENS, TRUSTEE MARILYN R. STEVENS TRUST 34 BRADBROCK PARK UNIT 1 BOSTON, MA 02116

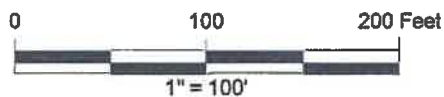


For assessment purposes only: not to be used in legal boundary descriptions.



Town of Hull
Assessors Office
253 Atlantic Avenue
Hull, MA 02045
781-925-2205

Abutters List Locus Map



December 01, 2022

Multiple Subject Parcels Selected
Radius: 100'

Notification to Abutters

In accordance with Massachusetts General Laws Chapter 131, Section 40, the Wetlands Protection Act, you are hereby notified of the following:

- A. The name of the Applicant is: Thomas P. Fitzgerald**
- B. The Applicant has filed a request for an Order of Conditions with the Hull Conservation Commission for the proposed stabilization of a portion of Coastal Bank.**
- C. The address of the lot where the activity is proposed is 51 Harbor View Road, Assessors Map 56, Lots 28 in Hull, MA.**
- D. Copies of the Notice of Intent may be examined at: Civil & Environmental Consultants, Inc. , Monday – Friday, between the hours of 9 AM and 4 PM. This is the Applicant’s representative. Call (774) 501-3077 for more information.**
- E. Copies of the Notice of Intent may be obtained from the Applicant’s representative by calling (774) 501-3077 between the hours of 9 AM and 5 PM, Monday – Friday.**
- F. Information regarding the date, time, and place of the Public Hearing may be obtained from the Conservation Commission by calling (781) 925-8102 between the hours of 9AM and 4PM, Monday – Thursday.**

Notice of this hearing will be posted in the Hull Times.

Note: You also may contact your local Conservation Commission or the nearest DEP Regional office for more information about this application or the Wetlands Protection Act.

DEP Southeast Regional Office: (508) 946-2800

MEMORANDUM

Date: November 10, 2022

To: Conservation Commission
Town of Hull

From: Civil & Environmental Consultants, Inc.
Steven D. Gioiosa, P.E. and Antonio Sousa II

Subject: Slope Stabilization Project

Location: 51 Harbor View Road
Hull, MA

CEC Project: 324-891



Attached please find a Notice of Intent and associated supporting documents for the proposed stabilization of an eroding coastal bank located on the north side of 51 Harbor View Road in Hull, Massachusetts. A portion of the slope collapsed after a significant rainfall event and resulted in the destabilization of approximately 70 linear feet (LF) of coastal bank.

Civil & Environmental Consultants, Inc (CEC), has completed a field evaluation of the subject area in order to develop the following protocol for stabilizing the slope. This evaluation was completed by our geotechnical engineer, Antonio Sousa II, and Steven D. Gioiosa, P.E., Vice President and senior design engineer. Several options for stabilization of the bank have been considered and include vegetation matting, stone armoring, terraced walls, and soil nailing. Each of these options would provide varying degrees of stabilization for this location.

The vegetation option was not given a significant amount of consideration due to the severe slope that exists in this area. The use of a turf reinforcing mat is better suited to embankments where a 2:1 or flatter slope can reasonably be attained. Due to the coastal setting of this site and the granular soil conditions, CEC would not recommend this option for the upper section of the site. Portions of the lower slope where the grade is less than 3:1, the use of native plant species for stabilization of disturbed areas is proposed. A mix of plantings consisting of Beach Plum,

Bayberry, and Virginia Rose together with New England Coastal Salt Tolerant Grass Mix as prepared by New England Wetland Plants, Inc., 820 West Street, Amherst, MA 01002.

For the major portion of the eroded slope that requires stabilization, CEC is proposing to utilize a soil nailing technique that has been used extensively throughout the country for problematic soil conditions. Soil nails are reinforcing elements that are drilled and grouted at approximate 10 to 15 degree angles in the ground to support the unstable slope. For this site, construction of soil nails would contribute to the global stability of the existing slope and would be designed to achieve a permanent factor of safety of at least 1.5. The 1.5 factor of safety is the minimum factor of safety for permanent slope conditions as recommended by the Federal Highway Administration and is commonly used in engineering practice for slope stability projects.

For most projects of this type, soil nails are constructed in 5 foot vertical lifts. For this project, the soil nails would be installed directly into the exposed slope below the soldier piles and timber wall. The soil nail elements and construction sequence are as follows:

1. Drilling of nail holes: The holes are advanced with specialized drilling equipment which are generally the size of a small excavator;
2. Nail installation: The steel tendon is placed into the drill hole. It is anticipated that a self-drilled tendon will be used for this project which simplifies the process by combining steps 1, 2, and 3 of this outline into a single step;
3. Grout Placement: Grout is placed by gravity or low pressure into the drill hole and around the steel tendon. As noted above, the grout will be added directly through the hollow tendon self-drilled tendon we anticipate utilizing;
4. Strip Drain: A strip drain is placed between the soil nails to relieve the final wall of hydrostatic pressure that may develop;
5. Initial shotcrete facing: Welded wire fabric is installed across the soil face and the first shotcrete facing is applied to the soil surface. Horizontal and vertical rebar is placed around the nail heads, and, as the shotcrete begins to cure, a steel bearing plate is placed over the protruding tendon. Hex nuts and washers are installed on the tendons to secure the plates. At this stage, some of the soil nails are proof-tested with a hydraulic jack to verify their capacity;
6. Final Facing: After the nails have been installed and tested, the final concrete facing is placed.

Upon completion of the stabilization process, the disturbed perimeter areas will be revegetated as outlined above.

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Coastal Salt Tolerant Grass Mix

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum amarum</i>	Atlantic Coastal Panic Grass	FACU-
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Juncus tenuis</i>	Path Rush	FAC

PRICE PER LB. \$26.00 MIN. QUANTITY 4 LBS. **TOTAL:** \$104.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Coastal Salt Tolerant Seed Mix contains a selection of native grasses that tolerate salty conditions. This mix is appropriate for drier coastal areas that receive salt spray or mist. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free soil surface is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

STEVEN D GIOIOSA
PATRICIA A GIOIOSA
51 NAUTILUS ST
NEW BEDFORD, MA 02744

118
53-7064/2113
08

Dec 1, 2022 Date

Pay to the Order of Town of Hull \$ 67.50

Sixty seven and 50/100 Dollars

Bank 5

For NOI FEE - 51 Harborview

0118

2113706420902613935

CHECK ARMOR
FRAUD PROTECTION

Photo Safe Deposit
Details on back

THOMAS P FITZGERALD
51 HARBORVIEW RD
HULL, MA 02045-1213

★

12/14/22 Date

129
53-447/113
913

Pay to the Order of Commonwealth of Mass. \$ 42.50

Forty two and 50/100 Dollars

ROCKLAND TRUST

For NOT Filing Fee

0129

011304478 7913004177

CHECK ARMOR
FRAUD PROTECTION

Photo Safe Deposit
Details on back